



City of Charleston

JOHN J. TECKLENBURG
Mayor

South Carolina
Department of Public Service

LAURA S. CABINESS, PE
Director

**PUBLIC WORKS AND UTILITIES COMMITTEE
AGENDA**

There will be a meeting of the Public Works and Utilities Committee on Tuesday, January 12, 2016 to begin at 3:30 p.m. at 1st Floor Conference Room, 80 Broad Street. The following items will be heard:

A. Invocation

B. Approval of Public Works and Utilities Committee Minutes

December 14, 2015 – *DEFERRED*

C. Request to Set a Public Hearing

None

D. Acceptance and Dedication of Rights-of-Way and Easements

1. **Pemberton Farms** – acceptance and dedication of Pemberton Farms Lane (43-foot right-of-way).
 - a. Title to Real Estate and Affidavit
 - b. Partial Release
 - c. Plat
 - d. Exclusive Stormwater Drainage Easements
2. **Magnolia Bluff** – acceptance and dedication of Ardeer Drive (50-foot right-of-way), Copperleaf Way (30-foot right-of-way), Grandiflora Blvd (60-foot right-of-way), Lilytree Drive (30-foot right-of-way), Mulan Lane (30-foot right-of-way), Plumier Place (50-foot right-of-way), Tepals Lane (42-foot right-of-way), Riverine View (30-foot right-of-way), and Saucer Alley (30-foot right-of-way).
 - a. Title to Real Estate and Affidavit
 - b. Partial Release
 - c. Plat
 - d. Exclusive Stormwater Drainage Easements (3)

E. Requests for Permanent Encroachments

None

F. Temporary Encroachments Approved By The Department of Public Service (For information only)

1. **356 Rhoden Island Drive** – installing irrigation and paver driveway apron encroaching into right-of-way. This encroachment is temporary. **Approved 12/18, 2015.**
2. **1860 Beekman Street** - installing irrigation and tabby driveway apron encroaching into right-of-way. This encroachment is temporary. **Approved 12/18, 2015.**
3. **1295 Smythe Street** - installing irrigation encroaching into right-of-way. This encroachment is temporary. **Approved 12/18, 2015.**
4. **1651 Pierce Street** – installing irrigation encroaching into right-of-way. This encroachment is temporary. **Approved 12/18, 2015.**

G. Miscellaneous or Other New Business

None

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)
CITY OF CHARLESTON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Southwind Homes at Pemberton Farms LLC ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All the of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston, State of South Carolina, located in Pemberton Farms--Residential Subdivision as shown and designated on a plat entitled FINAL PLAT OF LOTS 1-22 OF PEMBERTON FARMS LOCATED ON JAMES ISLAND PREPARED FOR SOUTHWIND HOMES, LLC CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA.

prepared by Foresight Surveying, dated 9/11/15, revised 11/24/15, and recorded in Plat Book _____ at Page _____ in the RMC Office for Berkeley County. Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the Beasley Tract, Inc. dated May 5, 2015 and recorded May 6, 2015 in Book 0474 at Page 098 in the RMC Office for Berkeley County, South Carolina.

Grantee's Mailing Address:

City of Charleston
Department of Public Service
Engineering Division
2 George Street
Suite 2100
Charleston, South Carolina 29401

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever.

AND we do hereby bind ourselves and our heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, heirs and assigns, against us and our heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 27th day of October ☒ 2015.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Grantor

Carrie B. Boyer
Witness Number One

Carrie B. Boyer
Printed Name

William Bobo, Jr.
Witness Number Two

William Bobo, Jr.
Printed Name

Southern Hares at Penberton Farm, LLC
by Chris K. Phillips
its Manager
Chris K. Phillips as Manager
Printed Name

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

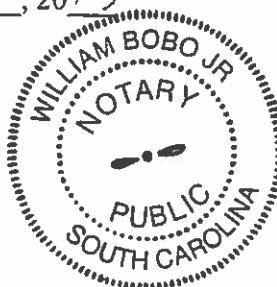
PERSONALLY APPEARED before me the undersigned witness and made oath that (s)he saw the within named Southern Hares at Penberton Farm, LLC, by its duly authorized officer Chris K. Phillips, Manager, sign, seal and as its act and deed, deliver the within written Deed, and that (s)he with the other witness witnessed the execution thereof.

Carrie B. Boyer

SWORN to before me this 27th day of October, 2015

William Bobo, Jr.
NOTARY PUBLIC FOR SOUTH CAROLINA

MY COMMISSION EXPIRES: 2/22/2020



STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

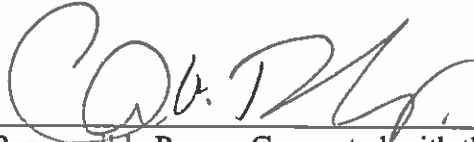
1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by Southwind Homes at Pemberton Farms LLC
to _____ on _____.
3. Check one of the following: The deed is
 - (A) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (B) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
 - (C) ☒ exempt from the deed recording fee because (See Information section of affidavit): Except. #2-Transfer to Municipality (explanation required)
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes ____ or No ____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
 - (A) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____
 - (B) _____ The fee is computed on the fair market value of the realty which is _____
 - (C) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check YES ____ or NO ____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is _____.
6. The deed recording fee is computed as follows:
 - (A) Place the amount listed in item 4 above here: _____
 - (B) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
 - (C) Subtract Line 6(b) from Line 6(a) and place the result here: _____

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is _____.
8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as GRANTOR.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

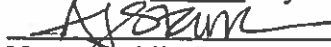


Responsible Person Connected with the Transaction

CHRIS K. PHILLIPS, JR.

Print or Type Name Here

Sworn this 23RD day of November ☒ 2015



Notary Public for CHARLESTON COUNTY, SC

My Commission Expires: November ☒ 2018
February 4

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PARTIAL RELEASE

KNOWN ALL MEN BY THESE PRESENTS, that NEWBRIDGE BANK is the owner and holder of that certain mortgage, judgment, lis pendens, lien, delinquent tax lien, executed by Southwind Homes at Pemberton Farms LLC dated May 5, 2015, and recorded in the Office of the RMC for Charleston County in Book 0474 at Page 101 on May 6, 2015, with any and all amendments filed thereto, and the indebtedness secured thereby, does hereby, for value received, release and relinquish the lien of the aforesaid mortgage, judgment, lis pendens, lien, delinquent tax lien insofar, and insofar only, as it affects the following property:

ALL those certain streets, roads, drives, cul-de-sacs, and drainage easements situate, lying and being in the City of Charleston, County of Charleston, State of South Carolina, located in (Insert Property Description) FINAL PLAT OF LOTS 1-22 OF PEMBERTON FARMS
LOCATED ON JAMES ISLAND PREPARED FOR SOUTHWIND HOMES, LLC, CITY OF
CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA.

TMS# 428-06-00-022 (portion of)

PROVIDED, HOWEVER, that the security of the said NEWBRIDGE BANK as set forth in the mortgage, judgment, lis pendens, lien, delinquent tax lien shall be preserved and protected in all respects except as to the property hereinabove referred to and described; and that the lien of the said instrument, except as hereby remised, released and discharged, shall remain in full force and effect.

IN WITNESS WHEREOF, NEWBRIDGE BANK, by its _____, _____ has caused its name to be hereunto subscribed and its seal to be hereunto affixed this 26 day of October, 2015.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Krista Fuller
Witness Number 1

Judy Graves
Witness Number 2

By: Larry H. Hall
Its: Sr. V.P.

North Carolina
STATE OF SOUTH CAROLINA)

ACKNOWLEDGEMENT

COUNTY OF Guilford)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Newbridge Bank by Larry Hall, its sign seal and as his act and deed, deliver the within written instrument and that (s)he with the other witness witnessed the execution and delivery thereof.

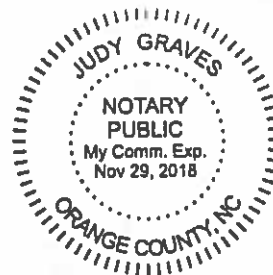
Judy Graves

SWORN to before me this 28th day

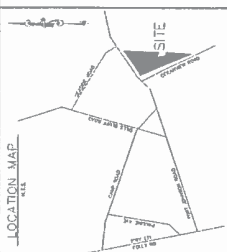
of October, 2015

Notary Public of North Carolina

My Commission Expires: Nov. 29, 2018



PROJECT :	2015-115
DATE :	11/23/2015
REVISED :	--
DRAWN BY :	CLK
SCALE :	1" = 50'



STATE OF SOUTH CAROLINA)	EXCLUSIVE STORM
)	WATER DRAINAGE
)	EASEMENTS
COUNTY OF CHARLESTON)	CITY OF CHARLESTON

This Agreement is made and entered into this ____ day of _____ 20____, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and Southwind Homes at Pemberton Farms LLC (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of Pemberton Farms-Residential Subdivision designated by Charleston County tax map number 428-06-00-022 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through a portion of the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it Four (4) exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City Four (4) NEW EXCLUSIVE 16-FOOT WIDE PERMANENT STORM WATER DRAINAGE EASEMENTS, more fully shown on a plat entitled "FINAL PLAT OF LOTS 1-22 OF PEMBERTON FARMS LOCATED ON JAMES ISLAND PREPARED FOR SOUTHWIND HOMES, LLC CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA."

prepared by Foresight Surveying, LLC dated 11/23/15, executed by Clifton Clements, on 11/24/15, and recorded in Plat Book ____ at page ____ in the RMC Office for Charleston, South Carolina (herein the "Plat"). A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive 16-Foot Wide Permanent Stormwater Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Stormwater System. These

Exclusive 16 -Foot Wide Permanent Stormwater Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owners for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive 16 -Foot Wide Permanent Stormwater Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against us and our heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

CITY OF CHARLESTON

Witness #1

By: Laura Cabiness
Its: Public Service Director
Date: _____

Witness #2

WITNESSES

OWNER

SOUTHWIND HOMES AT DEMARESTON FARMS, LLC

Carrie D. Boyer
Witness #1

Chris Phillips
Name: CHRIS PHILLIPS MANAGER

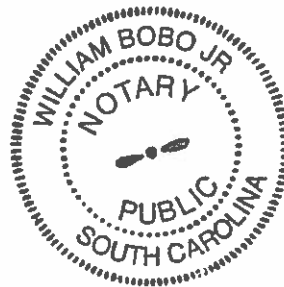
Witness #2

Date: 11/24/15

PROBATE

Signature of Witness

Notary Public for South Carolina
My Commission Expires: 2/22/2020



PROBATE

Signature of Witness

Notary Public for South Carolina
My Commission Expires: _____

PROJECT	2015-115
DATE	11/23/2015
DESIGNED BY	W-20
DRAWN BY	QA
SCALE	1" = 50'
SHEET	OF

[illegible]

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)
CITY OF CHARLESTON) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that MUNGO HOMES COASTAL DIV., LLC ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All the of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston, State of South Carolina, located in MAGNOLIA BLUFF as shown and designated on a plat entitled FINAL PLAT SHOWING THE SUBDIVISION OF TRACT C, TMS NO. 358-00-00-010 (23.807 AC) TO CREATE MAGNOLIA BLUFF CONTAINING 93 LOTS (9.778 AC), RIGHT OF WAYS (4.379 AC), AND H.O.A. AREAS (9.650 AC) PROPERTY OF MUNGO HOMES COASTAL DIVISION, LLC prepared by HLA, INC., dated 09/07/2015, revised _____, and recorded in Plat Book _____ at Page _____ in the RMC Office for Charleston County. Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the REDUS South Carolina, LLC dated 08/30/2013 and recorded 09/04/2013 in Book 0358 at Page 483 in the RMC Office for Charleston County, South Carolina.

Grantee's Mailing Address: City of Charleston
 Department of Public Service
 Engineering Division
 2 George Street
 Suite 2100
 Charleston, South Carolina 29401

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever.

AND we do hereby bind ourselves and our heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, heirs and assigns, against us and our heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 23rd day of November 2015.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

MUNGO HOMES COASTAL DIVISION, LLC
Grantor

Matthew J. Halter
Witness Number One

Walt D. Martin, III

Matthew J. Halter
Printed Name

Walt D. Martin, III
Printed Name

Cantrell Belcher
Witness Number Two

Its: Vice President Land Development

Cantrell Belcher
Printed Name

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

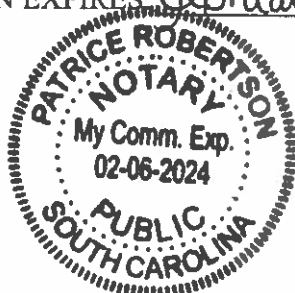
PERSONALLY APPEARED before me the undersigned witness and made oath that (s)he saw the within named MUNGO HOMES COASTAL DIVISION, LLC, by its duly authorized officer Walt D. Martin, III its Vice President Land Development, sign, seal and as its act and deed, deliver the within written Deed, and that (s)he with the other witness witnessed the execution thereof.

Matthew J. Halter

SWORN to before me this 23rd day of November, 2015

Patrice Robertson
NOTARY PUBLIC FOR SOUTH CAROLINA

MY COMMISSION EXPIRES: February 6, 2024



COUNTY OF CHARLESTON) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

1. I have read the information on this affidavit and I understand such information.

3. Check one of the following: The deed is

- Check Yes ☐ or No ☐

(A) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.

(B) _____ The fee is computed on the fair market value of the realty which is _____.

(C) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

6. The deed recording fee is computed as follows:


- ATET4-2013

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is _____.
8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as OWNER.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.



Responsible Person Connected with the Transaction

Walt D. Martin, III, Vice President Land Development
Print or Type Name Here

Sworn this 23rd day of November 2015

Notary Public for South Carolina
My Commission Expires: February 6, 2024

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PARTIAL RELEASE

KNOWN ALL MEN BY THESE PRESENTS, that TEXAS CAPITAL BANK, NATIONAL ASSOCIATION is the owner and holder of that certain mortgage, judgment, lis pendens, lien, delinquent tax lien, executed by MUNGO HOMES, INC. AND OTHERS dated January 15, 2015, and recorded in the Office of the RMC for CHARLESTON County in Book 0454 at Page 354 on January 29, 2015, with any and all amendments filed thereto, and the indebtedness secured thereby, does hereby, for value received, release and relinquish the lien of the aforesaid mortgage, judgment, lis pendens, lien, delinquent tax lien insofar, and insofar only, as it affects the following property:

ALL those certain streets, roads, drives, cul-de-sacs, and drainage easements situate, lying and being in the City of Charleston, County of CHARLESTON, State of South Carolina, located in (Insert Property Description) All that certain piece, parcel, or lot of land lying and being in the City of Charleston, Charleston County, South Carolina and being more fully shown on a plat entitled: FINAL PLAT SHOWING THE SUBDIVISION OF TRACT C TMS NO. 358-00-00-010 (23.807 AC) TO CREATE MAGNOLIA BLUFF CONTAINING 93 LOTS (9.778AC), RIGHT OF WAYS (4.379 AC), AND H.O.A. AREAS (9.650 AC) PROPERTY OF MUNGO HOMES COASTAL DIVISION, LLC

TMS# 358-00-00-010 (portion of)

PROVIDED, HOWEVER, that the security of the said TEXAS CAPITAL BANK, NATIONAL ASSOCIATION as set forth in the mortgage, judgment, lis pendens, lien, delinquent tax lien shall be preserved and protected in all respects except as to the property hereinabove referred to and described; and that the lien of the said instrument, except as hereby remised, released and discharged, shall remain in full force and effect.

IN WITNESS WHEREOF, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, by its Banking Officer, Rita L. Jones has caused its name to be hereunto subscribed and its seal to be hereunto affixed this 21 day of November, 2015.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

[Signature]
Witness Number 1

[Signature]
Witness Number 2

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

[Signature]

By: Rita L. Jones

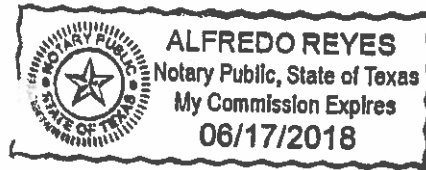
Its: Banking Officer

TEXAS
STATE OF ~~SOUTH CAROLINA~~)
COUNTY OF DAWAS)

ACKNOWLEDGMENT

PERSONALLY appeared before me Cory Elson, and made
oath that (s)he saw the within named TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, by its
Banking Officer, Rita L. Jones sign, seal and
deliver the within written partial release and that (s)he with Celia Chavez,
witnessed the execution thereof this 20th day of November, 2015.

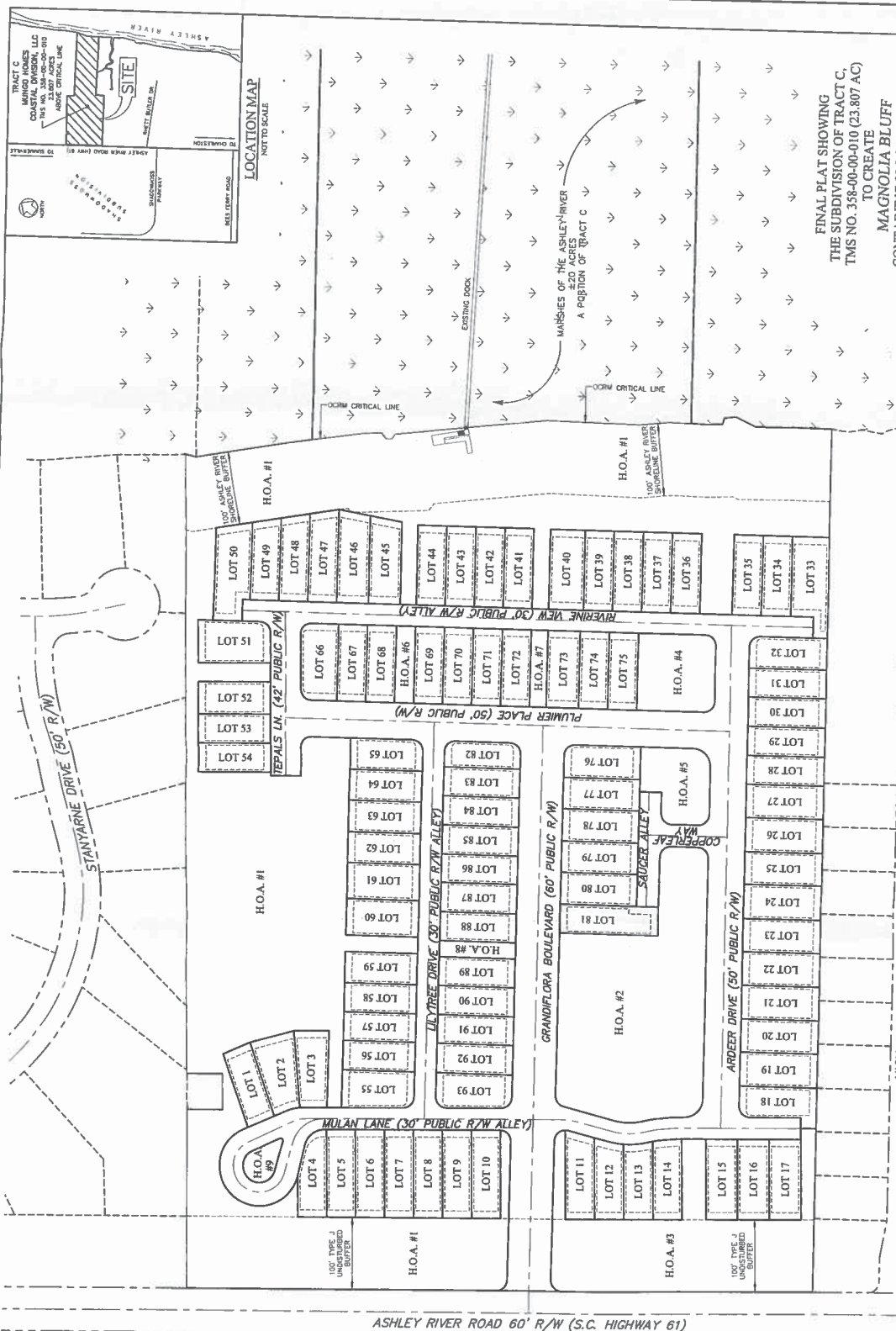
SWORN to before me this 20 day
of November, 2015.



Alfredo Reyes
Notary Public for South Carolina ~~STATE OF TEXAS~~
My commission expires: 06/17/2018

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain piece, parcel, or lot of land lying and being in the City of Charleston, Charleston County, South Carolina and being more fully shown on a plat entitled: **FINAL PLAT SHOWING THE SUBDIVISION OF TRACT C, TMS NO. 358-00-00-010 (23.807 AC) TO CREATE MAGNOLIA BLUFF CONTAINING 93 LOTS (9.778AC), RIGHT OF WAYS (4.379 AC), AND H.O.A. AREAS (9.650 AC) PROPERTY OF MUNGO HOMES COASTAL DIVISION, LLC**



FINAL PLAT SHOWING
THE SUBDIVISION OF TRACT C,
TMS NO. 358-00-00-010 (23.807 AC)
TO CREATE
MAGNOLIA BLUFF
CONTAINING 93 LOTS (9.778 AC),
RIGHT OF WAYS (4.379 AC), AND
H.O.A. AREAS (9.650 AC)

PROPERTY OF
MUNGO HOMES COASTAL DIVISION, LLC

THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: SEPTEMBER 7, 2015 SCALE: N.T.S.

HLA INC LAND PLANNING LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING SURVEYING
DATE: SEPTEMBER 7, 2013 SCALE: N.T.S.
29 Leimbach Drive, A2, Charleston SC 29407-6988
tel: 843.763.1166 fax: 843.763.1909 webs: www.hla-inc.com

PAGE 1 of 4

1. THIS NO. 358-00-00-010.
2. PLAT BY FORSBERG ENGINEERING & SURVEYING INC. DATED DECEMBER 1, 1986. RECORDED IN PLAT BOOK BL, PAGE 178, CHARLESTON COUNTY REC.
3. PLAT BY FORSBERG ENGINEERING & SURVEYING INC. DATED JANUARY 18, 1988. RECORDED IN PLAT BOOK BK PAGE 144, CHARLESTON COUNTY REC.
4. PLAT BY H.A. INC. DATED SEPTEMBER 25, 2003. RECORDED IN PLAT BOOK 113 PAGE 013. CHARLESTON COUNTY REC.
5. PLAT BY H.A. INC. DATED JANUARY 9, 2004. RECORDED IN PLAT BOOK BK PAGE 518. CHARLESTON COUNTY REC.
6. PLAT BY H.A. INC. DATED SEPTEMBER 15, 2003. RECORDED IN PLAT BOOK EN PAGE 777. CHARLESTON COUNTY REC.
7. PLAT BY H.A. INC. DATED DECEMBER 15, 2003. RECORDED IN PLAT BOOK EX PAGE 374. CHARLESTON COUNTY REC.
8. PLAT BY H.A. INC. DATED AUGUST 5, 2003. RECORDED IN PLAT BOOK 113 PAGE 0291. CHARLESTON COUNTY REC.

NOTES

1. AREA DETERMINED BY THE COORDINATE METHOD.
2. PROPERTY APPEARS TO BE LOCATED WITHIN FLOOD ZONES A, SHADU X, AETEL 9) AND AETEL 9) AND AETEL 10) AS PER FIRM FLOOD INSURANCE RATE MAP NUMBER 15010C0001A, COMMUNITY PANEL 455412 0477 A, EFFECTIVE 1/1/2008.
3. FLOOD TONE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813,

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WANTS TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

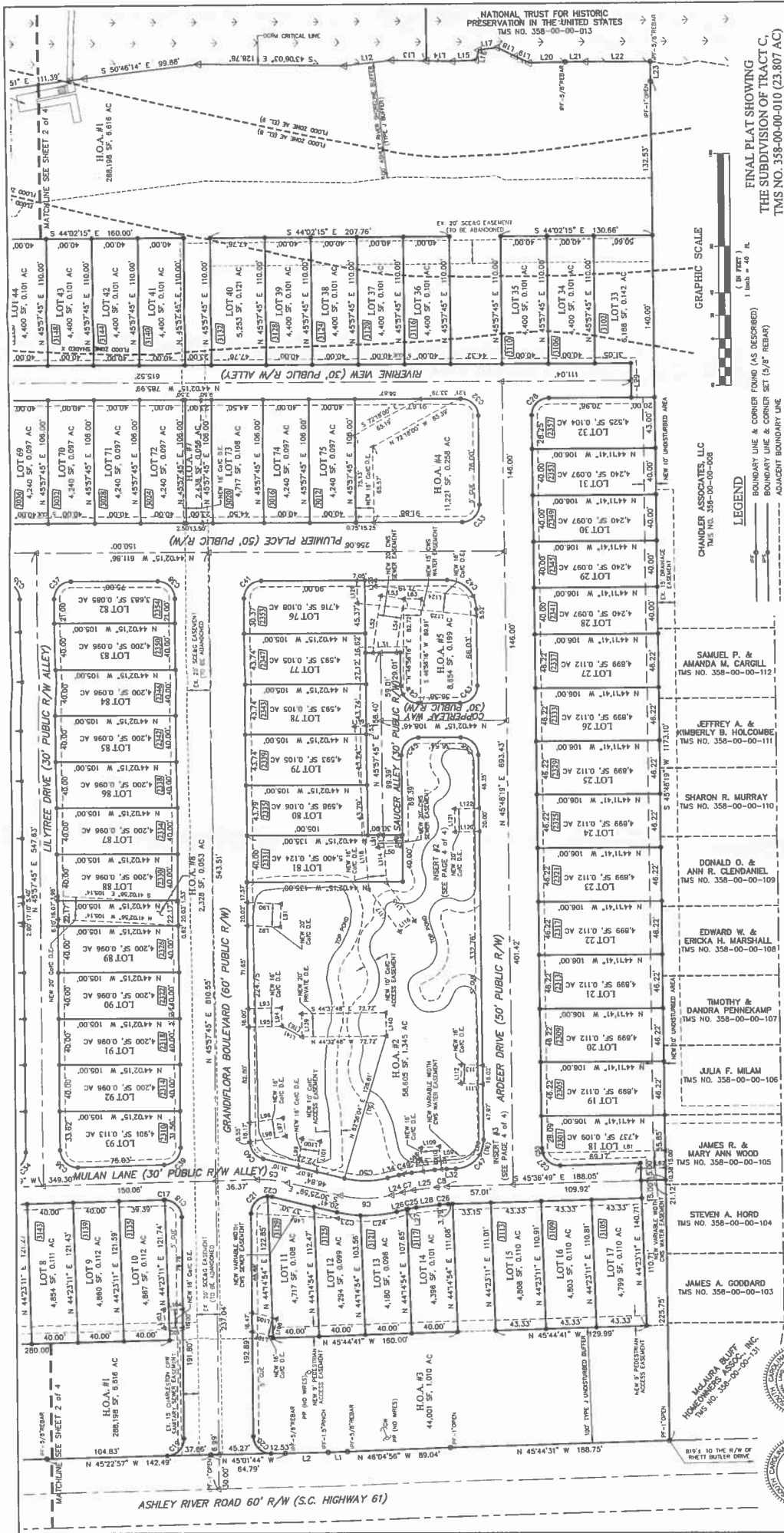
JEFF THOMPSON 7/25/13

HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL ROADS, ROAD RIGHTS-OF-WAY AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

OWNER/REPRESENTATIVE: MUNGO HOMES COASTAL DIVISION, LLC

CHARD D. LACEY S.C.P.L.S. 16/20



FINAL PLAT SHOWING
THE SUBDIVISION OF TRACT C,
TMS NO. 358-00-00-010 (23.807 AC)
TO CREATE
MAGNOLIA BLUFF
CONTAINING 93 LOTS (9.778 AC),
RIGHT OF WAYS (4.379 AC), AND
H.O.A. AREAS (9.650 AC)

PROPERTY OF
MUNGO HOMES COASTAL DIVISION, LLC
LOCATED IN
THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: SEPTEMBER 1, 2013 SCALE: 1" = 40'
29 Lakeside Drive, A2, Charleston SC 29407-6988
tel: 843.763.1166 fax: 843.763.1999 web: www.hla-inc.com

HLA INC.
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEYING

PAGE 3 of 4

LEGEND

- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- CENTURINE
- BUFFER
- FLOOD ZONE (AS SHOWN)
- 10' UNDISTURBED AREA
- OVERHEAD POWER LINE
- UTILITY POLE
- POWER POLE
- DRAINAGE EASEMENT
- EACH SIDE
- CITY OF CHARLESTON

PLANNING AND RMC USE

HIGH TIDE DRIVE (50' R/W)

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CERTAIN CHANGES MAY BE MADE TO THE PLAT BY THE DEPARTMENT OF PERMITTING AND RECORDS, CITY OF CHARLESTON, SOUTH CAROLINA, AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND THAT THE SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

OWNER/REPRESENTATIVE: MUNGO HOMES COASTAL DIVISION, LLC
DATE: 09/01/2013
12/17/2013 12:00 PM

Richard D. Lucy
SC P.L.S. 16780

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF CHARLESTON)

EXCLUSIVE STORM
WATER DRAINAGE
EASEMENTS
CITY OF CHARLESTON

This Agreement is made and entered into this _____ day of _____, 20 15, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and Mungo Homes Coastal Divison, LLC (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances (“Storm Water System”) across a portion of Magnolia Bluff _____ designated by Charleston _____ County tax map number 358-00-00-010 _____ and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through a portion of the Owner’s property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it 5 exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City 5 **NEW EXCLUSIVE 20-FOOT WIDE PERMANENT STORM WATER DRAINAGE EASEMENTS**, more fully shown on a plat entitled

“FINAL PLAT SHOWING THE SUBDIVISION OF TRACT C,TMS NO. 358-00-00-010 (23.807 AC) TO CREATE MAGNOLIA BLUFF CONTAINING 93 LOTS (9.778AC), RIGHT OF WAYS (4.379 AC), AND H.O.A. AREAS (9.650 AC) PROPERTY OF MUNGO HOMES COASTAL DIVISION, LLC

prepared by HLA, Inc. dated September 7, 2015, executed by Richard Lacey, on December 8, 2015, and recorded in Plat Book at page in the RMC Office for Charleston, South Carolina (herein the "Plat"). A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive 20-Foot Wide Permanent Stormwater Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Stormwater System. These

Exclusive 20 -Foot Wide Permanent Stormwater Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owners for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive 20 -Foot Wide Permanent Stormwater Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against us and our heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

CITY OF CHARLESTON

Witness #1

By: Laura Cabiness
Its: Public Service Director
Date: _____

Witness #2

WITNESSES

OWNER
MUNGO HOMES COASTAL DIVISION, LLC

Walter J. Martin, III

Witness #1

Walter J. Martin, III

Name: Walter D. Martin, III
Vice President Land Development

[Signature]

Witness #2

Date: _____

PROBATE

Maat J Holt
Signature of Witness

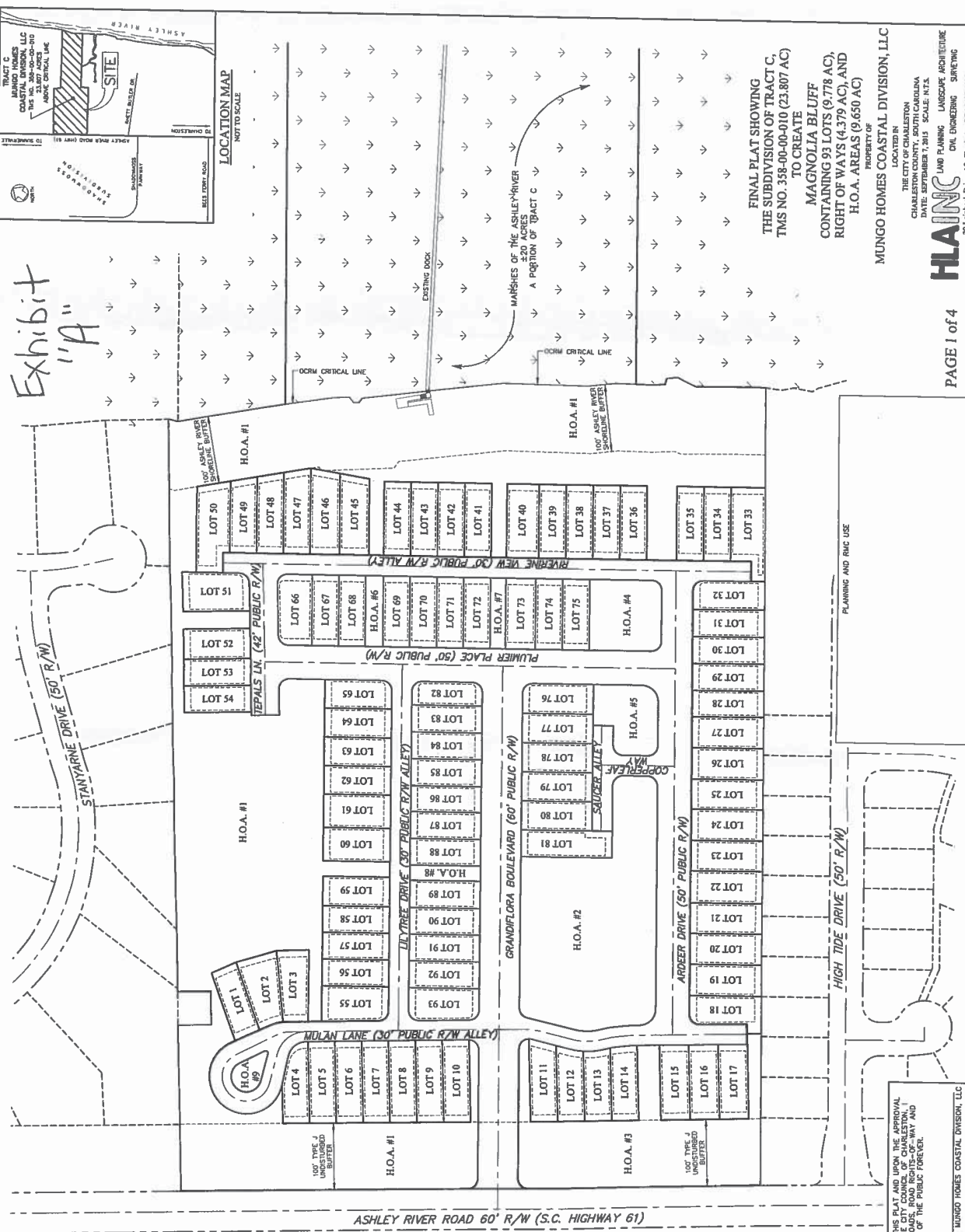
Phil Keld
Notary Public for South Carolina
My Commission Expires: February 6, 2024



PROBATE

Signature of Witness

Notary Public for South Carolina
My Commission Expires: _____



REFERENCES

1. TMS NO. 358-00-00-010.
2. PLAT BY FORSBERG ENGINEERING & SURVEYING, INC. DATED DECEMBER 1, 1986.
3. PLAT BY FORSBERG ENGINEERING & SURVEYING, INC. DATED DECEMBER 1, 1986.
4. PLAT BY N.A. INC. DATED SEPTEMBER 25, 2003. RECORDED IN PLAT BOOK 83, PAGE 813. CHARLESTON COUNTY REC.
5. PLAT BY N.A. INC. DATED JANUARY 9, 2004. RECORDED IN PLAT BOOK 83, PAGE 938. CHARLESTON COUNTY REC.
6. PLAT BY N.A. INC. DATED JANUARY 9, 2004. RECORDED IN PLAT BOOK 83, PAGE 777. CHARLESTON COUNTY REC.
7. PLAT BY N.A. INC. DATED DECEMBER 12, 2008. RECORDED IN PLAT BOOK 113, PAGE 574. CHARLESTON COUNTY REC.
8. PLAT BY N.A. INC. DATED AUGUST 5, 2013. RECORDED IN PLAT BOOK 113, PAGE 0391. CHARLESTON COUNTY REC.

NOTES

1. AREA DETERMINED BY THE COORDINATE METHOD.
2. PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONES X, SHOWN X, (SEE L. 9).
3. FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD ZONE. FLOOD ZONE X IS AN AREA OF 500-YEAR FLOOD OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVERS FROM 100-YEAR FLOOD. FLOOD ZONE X IS A BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED AND ARE SHOWN.
4. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
5. ALL FOUND PINS ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
6. ALL SET PINS ARE 3/8" REBAR.
7. PUBLIC STREETS ARE TO BE DEDICATED TO THE USE OF THE PUBLIC FOREVER.
8. OPEN SPACE TRAILS MUST BE INSTALLED PRIOR TO FINAL PLAT APPROVAL.
9. NO FRESHWATER WETLAND AREAS PER ADOPTED 2013-01068-21X.
10. TREE VARIANCE APPROVED APRIL 2, 2014 WITH CONDITIONS.
11. REBAR TO BE PROVIDED BY CHARLESTON WATER SYSTEM (CWS).
12. THE H.O.A. BOUNDARIES AND AREAS ARE TO BE DEDICATED TO THE H.O.A. FOR ACCESS TO AND MAINTENANCE OF STORMWATER FACILITIES WITHIN THE H.O.A. DRAINAGE EASEMENTS.
13. THE CITY OF CHARLESTON (CWC) DRAINAGE EASEMENTS ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER FACILITIES COMPLETED FOR THIS SUBDIVISION.
14. THE ACCESS EASEMENT SHOWN IS DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO THE STORMWATER FACILITIES. THE LONG-TERM MAINTENANCE AND OPERATION OF THE STORMWATER FACILITIES ARE TO BE THE RESPONSIBILITY OF THE CITY OF CHARLESTON. THE H.O.A. OWNERS SHALL BE COMPLETED IN ACCORDANCE WITH THE COVENANTS FOR PERMANENT EASEMENTS OF STORMWATER FACILITIES COMPLETED FOR THIS SUBDIVISION.
15. THE LARGEST LOT = LOT 82 (1.883 SF) - SMALLEST LOT = LOT 50 (6.305 SF)

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT OF LAND AND NATURAL RESOURCES (DLNR) RECORDS. ANY CHANGES TO THE PLAT MUST BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

EST. THOMPSON 7/25/13

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Richard D. Lacey

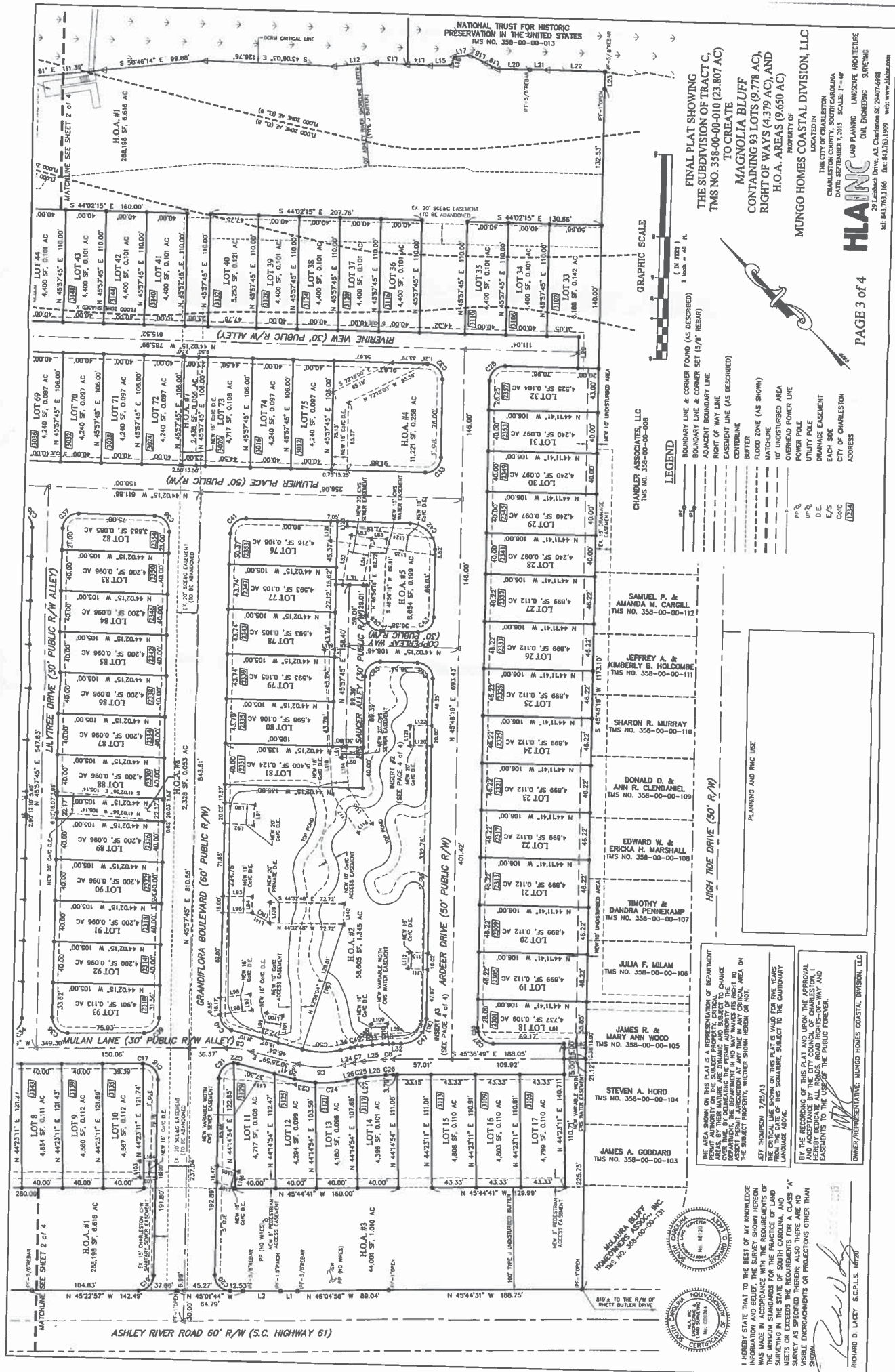
RICHARD D. LACEY S.C.P.L.S. 10490

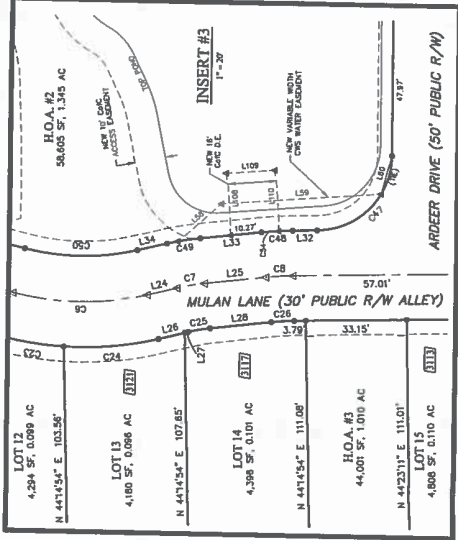
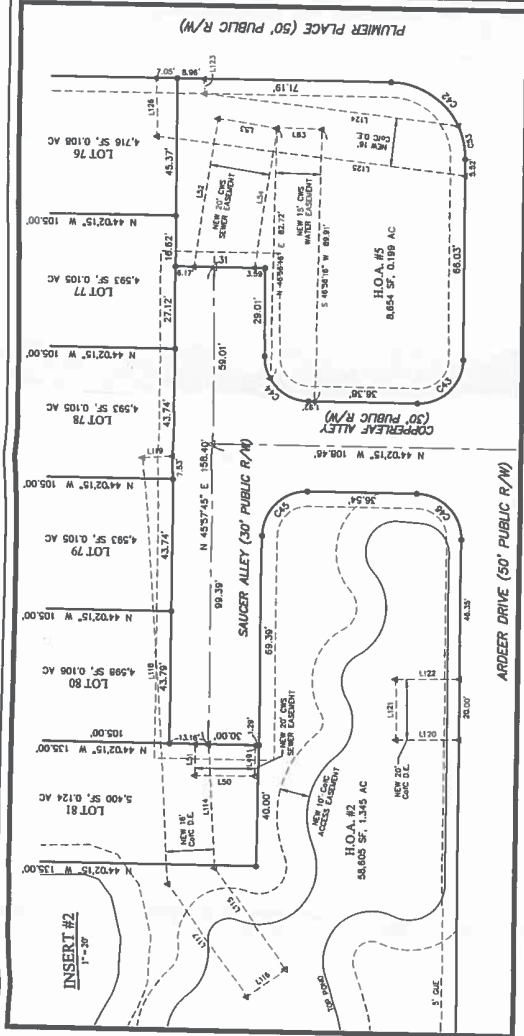
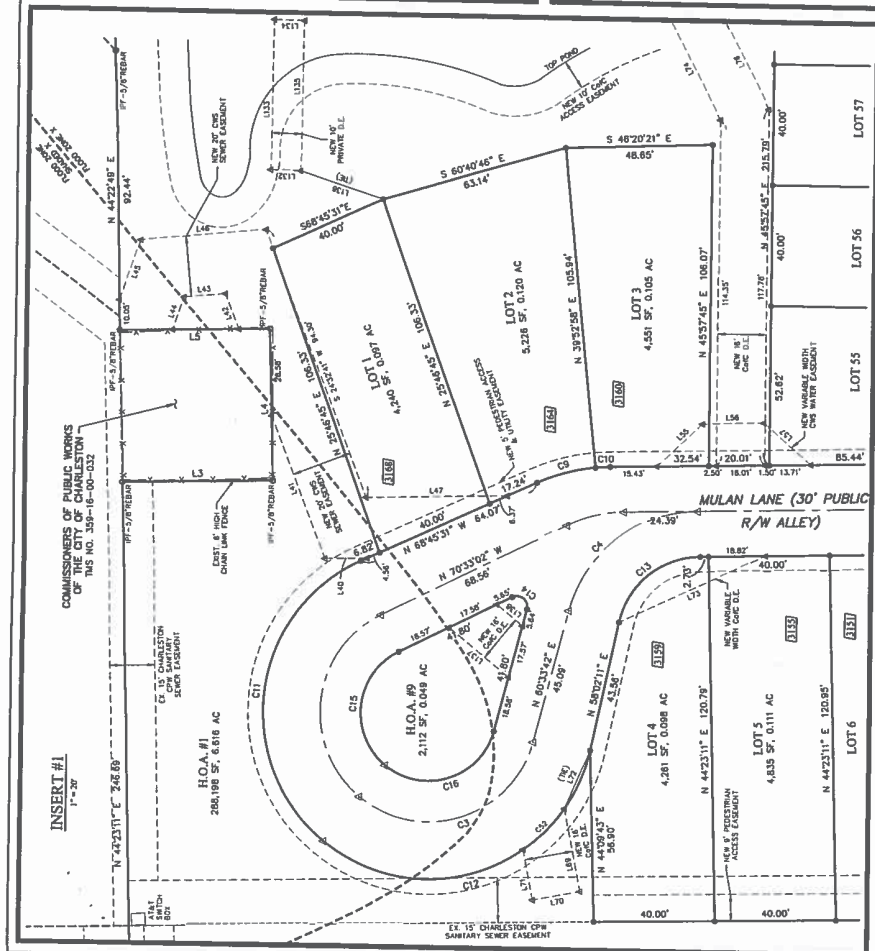
OWNED/REPRESENTATIVE: MUNGO HOMES COASTAL DIVISION, LLC

Exhibit
"A"

FINAL PLAT SHOWING
THE SUBDIVISION OF TRACT C,
TMS NO. 358-00-00-010 (23.807 AC)
TO CREATE
MAGNOLIA BLUFF
CONTAINING 93 LOTS (9.778 AC),
RIGHT OF WAYS (4.379 AC), AND
H.O.A. AREAS (9.650 AC)

MUNGO HOMES COASTAL DIVISION, LLC
PROPERTY OF
MUNGO HOMES COASTAL DIVISION, LLC
LOCATED IN
THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: SEPTEMBER 7, 2015 SCALE: N.T.S.
HLA INC
LAND PLANNING LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING SURVEYING





LEGEND

- | | |
|--|--|
| BOUNDARY LINE & CORNER FOUND (AS DESCRIBED) | |
| BOUNDARY LINE & CORNER SET (5/8" RED) (AS DESCRIBED) | |
| ADJACENT BOUNDARY LINE | |
| RIGHT OF WAY LINE | |
| EASEMENT LINE (AS DESCRIBED) | |
| CENTERLINE | |
| BUFFER | |
| FLOOD ZONE (AS SHOWN) | |
| UTILITY CENTERLINE | |
| 10' UNIMPAVED AREA | |
| OVERHEAD POWER LINE | |
| POWER POLE | |
| UTILITY POLE | |
| DRAINAGE EASEMENT | |
| EACH SIDE | |
| CITY OF CHARLESTON | |
| ADDRESS | |

FINAL PLAT SHOWING
THE SUBDIVISION OF TRACT C,
TMS NO. 358-00-00-010 (23.807 AC)
TO CREATE
MAGNOLIA BLUFF
CONTAINING 93 LOTS (9.778 AC),
RIGHT OF WAYS (4.379 AC), AND
H.O.A. AREAS (9.650 AC)
PROPERTY OF

MUNGO HOMES COASTAL DIVISION, LLC
LOCATED IN
THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: SEPTEMBER 7, 2015 SCALE: 1" = 30'
HLA INC. LAND PLANNING LANDSCAPE ARCHITECTURE
29 Leather Drive, A1, Charleston SC 29407-4988
tel: 843.763.1166 fax: 843.763.1999 web: www.hla-inc.com
97320-000 - 500' X 600'



PAGE 4 of 4

PLANNING AND RMC USE

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

JEFF THOMPSON 7/25/13

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL ROADS, ROAD RIGHTS-OF-WAY AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

DEC 9 2015
RICHARD D. LACEY S.C.P.L.S. 16170



STATE OF SOUTH CAROLINA)
)
)
)
COUNTY OF CHARLESTON)
)
)
)

**EXCLUSIVE STORM
WATER DRAINAGE
EASEMENTS
CITY OF CHARLESTON**

This Agreement is made and entered into this _____ day of _____, 20____, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the “City”), and Mungo Homes Coastal Division, LLC (herein the “Owner”).

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of Magnolia Bluff designated by Charleston County tax map number 358-00-00-010 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through a portion of the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it 4 exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City 4 **NEW EXCLUSIVE Var-FOOT WIDE PERMANENT STORM WATER DRAINAGE EASEMENTS**, more fully shown on a plat entitled

“FINAL PLAT SHOWING THE SUBDIVISION OF TRACT C,TMS NO. 358-00-00-010 (23.807 AC) TO CREATE MAGNOLIA BLUFF CONTAINING 93 LOTS (9.778AC), RIGHT OF WAYS (4.379 AC), AND H.O.A. AREAS (9.650 AC) PROPERTY OF MUNGO HOMES COASTAL DIVISION, LLC

prepared by HLA, Inc. dated September 7, 2015, executed by Richard Lacey, on December 8, 2015, and recorded in Plat Book at page in the RMC Office for Charleston, South Carolina (herein the "Plat"). A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive Variable-Foot Wide Permanent Stormwater Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Stormwater System. These

Exclusive Variable-Foot Wide Permanent Stormwater Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owners for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive Variable -Foot Wide Permanent Stormwater Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against us and our heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

CITY OF CHARLESTON

Witness #1 _____

By: Laura Cabiness
Its: Public Service Director
Date: _____

Witness #2 _____

WITNESSES

OWNER
MUNGO HOMES COASTAL DIVISION

Witness #1 _____


Name: Walt D. Martin, III
Vice President Land Development


Date: 11.23.2015

Witness #2 _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PROBATE

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named Walt D. Martin, III, its, Vice President Land Development sign, on behalf of MUNGO HOMES COASTAL DIVISION, LLC, the within Exclusive Permanent Stormwater Drainage Easements, and seal said Exclusive Permanent Stormwater Drainage Easements, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.


Signature of Witness

SWORN to before me this
23rd day of November, 2015.



Notary Public for South Carolina

My Commission Expires: February 6, 2024



PROBATE

Signature of Witness

Notary Public for South Carolina
My Commission Expires: _____

REFERENCES

1. TMS NO. 358-00-00-010.
2. PLAT BY FORSBERG ENGINEERING & SURVEYING, INC. DATED DECEMBER 1, 1986.
3. PLAT BY PLATT BOOK 81, PAGE 178, CHARLESTON COUNTY RMC.
4. PLAT BY HLA, INC. DATED SEPTEMBER 25, 2003. RECORDED IN PLAT BOOK EG, PAGE 813. CHARLESTON COUNTY RMC.
5. PLAT BY HLA, INC. DATED JANUARY 8, 2004. RECORDED IN PLAT BOOK EG, PAGE 836. CHARLESTON COUNTY RMC.
6. PLAT BY HLA, INC. DATED JANUARY 6, 2005. RECORDED IN PLAT BOOK EG, PAGE 777. CHARLESTON COUNTY RMC.
7. PLAT BY HLA, INC. DATED DECEMBER 12, 2008. RECORDED IN PLAT BOOK EG, PAGE 374. CHARLESTON COUNTY RMC.
8. PLAT BY HLA, INC. DATED AUGUST 5, 2013. RECORDED IN PLAT BOOK L11, PAGE 0251. CHARLESTON COUNTY RMC.

NOTES

1. AREA DETERMINED BY THE COORDINATE METHOD.
2. PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONES X, SHADEN X, ATEL (B), ATEL (J), AND ATEL (D) AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 45010C01771, COMMUNITY PANEL 455412 0177 1. EFFECTIVE NOVEMBER 17, 2004.
3. FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD ZONE. FLOOD ZONE SHADEN X IS AN AREA OF 500-YEAR FLOOD. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT DRAINAGE AREAS LESS THAN 50-YEAR FLOOD ZONE. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF 1 FOOT OR MORE ARE DESIGNATED AS SPECIAL FLOOD HAZARD AREAS. SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED AND ARE SHOWN.
4. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
5. ALL FOUND PINS ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
6. ALL SET PINS ARE 5/8" REBAR.
7. PUBLIC STREETS ARE TO BE DEDICATED TO THE USE OF THE PUBLIC FOREVER.
8. OPEN SPACE TRAILS MUST BE INSTALLED PRIOR TO FINAL PLAT APPROVAL.
9. NO FRESHWATER WETLAND AREAS PER ACOE 54C-2013-07084-207.
10. TREE VARIANCE APPROVED APRIL 2, 2014 WITH CONDITIONS.
11. H.O.A. AREAS WILL BE DEDICATED TO AND MAINTAINED BY A NEIGHBORHOOD HOME OWNERS ASSOCIATION (N.H.O.A.).
12. WATER & SEWER TO BE PROVIDED BY CHARLESTON WATER SYSTEM (CWS).
13. THE H.O.A. DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE H.O.A. FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER FACILITIES WITHIN THE H.O.A. DRAINAGE EASEMENTS.
14. THE CITY OF CHARLESTON (CWC) DRAINAGE EASEMENTS ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER FACILITIES WITHIN THE CITY OF CHARLESTON.
15. TOTAL LOTS = 63
 - LARGEST LOT = LOT 83 (1,483 SF)
 - LARGEST LOT = LOT 50 (6,305 SF)

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY, CRITICAL FACILITIES, AND THE DEPARTMENT'S PERMIT AUTHORITY. THE DEPARTMENT, IN NO WAY WAIVES ITS RIGHT TO THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

JEFF THOMPSON 7/25/13
 I HEREBY STATE THAT THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA. I HAVE NO KNOWLEDGE OF ANY FACTS OR CIRCUMSTANCES THAT MIGHT CAUSE THE SURVEY TO BE IN ERROR OR TO EXCEED THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

JEFF THOMPSON
 LAND SURVEYOR
 No. 18125
 EXPIRATION DATE 12/31/2015

1. HEREBY STATE THAT THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA. I HAVE NO KNOWLEDGE OF ANY FACTS OR CIRCUMSTANCES THAT MIGHT CAUSE THE SURVEY TO BE IN ERROR OR TO EXCEED THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

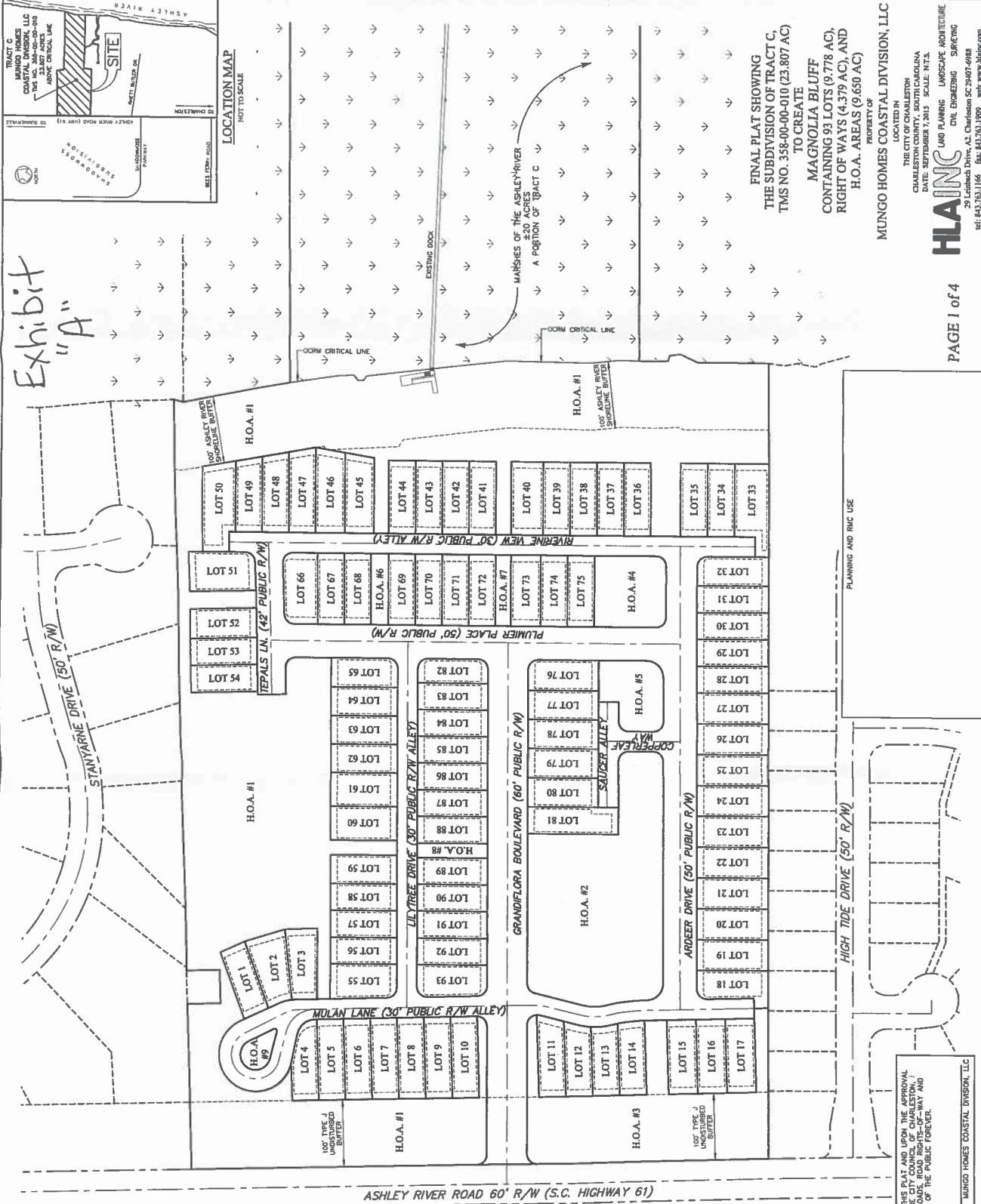
JEFF THOMPSON
 LAND SURVEYOR
 No. 18125
 EXPIRATION DATE 12/31/2015

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEPOSITE ALL ROADS, ROAD RIGHTS-OF-WAY AND EASEMENTS IN THE PUBLIC FOREVER.

JEFF THOMPSON
 LAND SURVEYOR
 No. 18125
 EXPIRATION DATE 12/31/2015

OWNER/REPRESENTATIVE: MUNGO HOMES COASTAL DIVISION, LLC

Exhibit
 "A"



FINAL PLAT SHOWING
 THE SUBDIVISION OF TRACT C,
 TMS NO. 358-00-00-010 (23,807 AC)
 TO CREATE
 MAGNOLIA BLUFF
 CONTAINING 93 LOTS (9,778 AC),
 RIGHT OF WAYS (4,379 AC), AND
 H.O.A. AREAS (9,650 AC)

MUNGO HOMES COASTAL DIVISION, LLC
 LOCATED IN
 THE CITY OF CHARLESTON
 CHARLESTON COUNTY, SOUTH CAROLINA
 DATE: SEPTEMBER 1, 2015 SCALE: N.T.S.

HLA INC. LAND PLANNING & LANDSCAPE ARCHITECTURE
 25 Lockwood Drive, A2 Charleston SC 29407-6988
 TEL: 843.763.1166 FAX: 843.763.1169 web: www.hla.com

Exclusive 16 -Foot Wide Permanent Stormwater Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owners for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive 16 -Foot Wide Permanent Stormwater Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against us and our heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

CITY OF CHARLESTON

Witness #1

By: Laura Cabiness
Its: Public Service Director
Date: _____

Witness #2

WITNESSES

OWNER
MUNGO HOMES COASTAL DIVISION, LLC

Walter J. Hester

Witness #1

W.D. Martin, III

Name: Walt D. Martin, III
Vice President Land Development

[Signature]

Witness #2

Date:

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PROBATE

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named Walt D. Martin, III, its, Vice President Land Development sign, on behalf of MUNGO HOMES COASTAL DIVISION, LLC, the within Exclusive Permanent Stormwater Drainage Easements, and seal said Exclusive Permanent Stormwater Drainage Easements, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

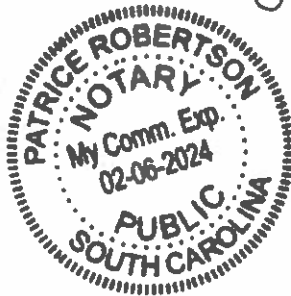
Walt J. Hester
Signature of Witness

SWORN to before me this
23rd day of November, 2015.

Patrice Robertson

Notary Public for South Carolina

My Commission Expires: February 6, 2024



PROBATE

Signature of Witness

Notary Public for South Carolina
My Commission Expires: _____

- NS NO. 358-00-00-010.
- PLAYED BY FORBERG ENGINEERING & SURVEYING, INC. DATED DECEMBER 1, 1986. RECORDED IN PLAT BOOK B, PAGE 178. CHASELTON COUNTY RMC.
- PLAYED BY FORBERG ENGINEERING & SURVEYING, INC. DATED AUGUST 18, 1989. RECORDED IN PLAT BOOK B, PAGE 144. CHASELTON COUNTY RMC.
- PLAYED BY PLAT HLA, INC. DATED SEPTEMBER 24, 2003. RECORDED IN PLAT BOOK E0, PAGE 013. CHASELTON COUNTY RMC.
- PLAYED BY HLA, INC. DATED JANUARY 8, 2004. RECORDED IN PLAT BOOK E0, PAGE 138. CHASELTON COUNTY RMC.
- PLAYED BY HLA, INC. DATED JANUARY 8, 2005. RECORDED IN PLAT BOOK E0, PAGE 177A. CHASELTON COUNTY RMC.
- PLAYED BY HLA, INC. DATED JANUARY 8, 2006. RECORDED IN PLAT BOOK E0, PAGE 178. CHASELTON COUNTY RMC.
- PLAYED BY HLA, INC. DATED AUGUST 5, 2013. RECORDED IN PLAT BOOK L13, PAGE 0281. CHASELTON COUNTY RMC.

NOTES

- WORK DETERMINED BY THE COORDINATE METHOD.
- PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONES X, SHADDS X, ALE(6), AND ALE(7). THE PROPERTY IS LOCATED WITHIN THE 154512 MAP NUMBER 154512-0077, COMMUNITY MAP 154512 DATT 7, EFFECTIVE 01/01/2014.
- 000001 ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD ZONE. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT AND WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS OF 500-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT AND WITH SPECIAL FLOOD HAZARD AREA INDUATED BY 100-YEAR FLOOD, WHERE SPECIAL FLOOD ELEVATIONS HAVE BEEN DETERMINED AND ARE SHOWN.
- UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
1. FOUND PINS ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
2. SET PINS ARE 5/8" REBAR.
- PAVEMENT STREETS ARE TO BE DEDICATED TO THE USE OF THE PUBLIC FLOWER. OPEN SPACE TRAILS MUST BE INSTALLED PRIOR TO FINAL PLAT APPROVAL.
- RESIDENTS OF FRESHWATER WETLAND AREAS PER SACS 2013-01068-2/1, 2013-01068-2/2, 2013-01068-2/3, 2013-01068-2/4, 2013-01068-2/5, 2013-01068-2/6, 2013-01068-2/7, 2013-01068-2/8, 2013-01068-2/9, 2013-01068-2/10, 2013-01068-2/11, 2013-01068-2/12, 2013-01068-2/13, 2013-01068-2/14, 2013-01068-2/15, 2013-01068-2/16, 2013-01068-2/17, 2013-01068-2/18, 2013-01068-2/19, 2013-01068-2/20, 2013-01068-2/21, 2013-01068-2/22, 2013-01068-2/23, 2013-01068-2/24, 2013-01068-2/25, 2013-01068-2/26, 2013-01068-2/27, 2013-01068-2/28, 2013-01068-2/29, 2013-01068-2/30, 2013-01068-2/31, 2013-01068-2/32, 2013-01068-2/33, 2013-01068-2/34, 2013-01068-2/35, 2013-01068-2/36, 2013-01068-2/37, 2013-01068-2/38, 2013-01068-2/39, 2013-01068-2/40, 2013-01068-2/41, 2013-01068-2/42, 2013-01068-2/43, 2013-01068-2/44, 2013-01068-2/45, 2013-01068-2/46, 2013-01068-2/47, 2013-01068-2/48, 2013-01068-2/49, 2013-01068-2/50, 2013-01068-2/51, 2013-01068-2/52, 2013-01068-2/53, 2013-01068-2/54, 2013-01068-2/55, 2013-01068-2/56, 2013-01068-2/57, 2013-01068-2/58, 2013-01068-2/59, 2013-01068-2/60, 2013-01068-2/61, 2013-01068-2/62, 2013-01068-2/63, 2013-01068-2/64, 2013-01068-2/65, 2013-01068-2/66, 2013-01068-2/67, 2013-01068-2/68, 2013-01068-2/69, 2013-01068-2/70, 2013-01068-2/71, 2013-01068-2/72, 2013-01068-2/73, 2013-01068-2/74, 2013-01068-2/75, 2013-01068-2/76, 2013-01068-2/77, 2013-01068-2/78, 2013-01068-2/79, 2013-01068-2/80, 2013-01068-2/81, 2013-01068-2/82, 2013-01068-2/83, 2013-01068-2/84, 2013-01068-2/85, 2013-01068-2/86, 2013-01068-2/87, 2013-01068-2/88, 2013-01068-2/89, 2013-01068-2/90, 2013-01068-2/91, 2013-01068-2/92, 2013-01068-2/93, 2013-01068-2/94, 2013-01068-2/95, 2013-01068-2/96, 2013-01068-2/97, 2013-01068-2/98, 2013-01068-2/99, 2013-01068-2/100, 2013-01068-2/101, 2013-01068-2/102, 2013-01068-2/103, 2013-01068-2/104, 2013-01068-2/105, 2013-01068-2/106, 2013-01068-2/107, 2013-01068-2/108, 2013-01068-2/109, 2013-01068-2/110, 2013-01068-2/111, 2013-01068-2/112, 2013-01068-2/113, 2013-01068-2/114, 2013-01068-2/115, 2013-01068-2/116, 2013-01068-2/117, 2013-01068-2/118, 2013-01068-2/119, 2013-01068-2/120, 2013-01068-2/121, 2013-01068-2/122, 2013-01068-2/123, 2013-01068-2/124, 2013-01068-2/125, 2013-01068-2/126, 2013-01068-2/127, 2013-01068-2/128, 2013-01068-2/129, 2013-01068-2/130, 2013-01068-2/131, 2013-01068-2/132, 2013-01068-2/133, 2013-01068-2/134, 2013-01068-2/135, 2013-01068-2/136, 2013-01068-2/137, 2013-01068-2/138, 2013-01068-2/139, 2013-01068-2/140, 2013-01068-2/141, 2013-01068-2/142, 2013-01068-2/143, 2013-01068-2/144, 2013-01068-2/145, 2013-01068-2/146, 2013-01068-2/147, 2013-01068-2/148, 2013-01068-2/149, 2013-01068-2/150, 2013-01068-2/151, 2013-01068-2/152, 2013-01068-2/153, 2013-01068-2/154, 2013-01068-2/155, 2013-01068-2/156, 2013-01068-2/157, 2013-01068-2/158, 2013-01068-2/159, 2013-01068-2/160, 2013-01068-2/161, 2013-01068-2/162, 2013-01068-2/163, 2013-01068-2/164, 2013-01068-2/165, 2013-01068-2/166, 2013-01068-2/167, 2013-01068-2/168, 2013-01068-2/169, 2013-01068-2/170, 2013-01068-2/171, 2013-01068-2/172, 2013-01068-2/173, 2013-01068-2/174, 2013-01068-2/175, 2013-01068-2/176, 2013-01068-2/177, 2013-01068-2/178, 2013-01068-2/179, 2013-01068-2/180, 2013-01068-2/181, 2013-01068-2/182, 2013-01068-2/183, 2013-01068-2/184, 2013-01068-2/185, 2013-01068-2/186, 2013-01068-2/187, 2013-01068-2/188, 2013-01068-2/189, 2013-01068-2/190, 2013-01068-2/191, 2013-01068-2/192, 2013-01068-2/193, 2013-01068-2/194, 2013-01068-2/195, 2013-01068-2/196, 2013-01068-2/197, 2013-01068-2/198, 2013-01068-2/199, 2013-01068-2/200, 2013-01068-2/201, 2013-01068-2/202, 2013-01068-2/203, 2013-01068-2/204, 2013-01068-2/205, 2013-01068-2/206, 2013-01068-2/207, 2013-01068-2/208, 2013-01068-2/209, 2013-01068-2/210, 2013-01068-2/211, 2013-01068-2/212, 2013-01068-2/213,

TOTAL LOTS = 93
- SMALLEST LOT = LOT 82 (3,683 SF)
- LARGEST LOT = LOT 50 (6,305 SF)

AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT'S OWNERSHIP ON THE SUBJECT PROPERTY. CRITICAL ASPECTS OF THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO EXERCISE PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON

THOMPSON 7/25/13

BY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND DOES NOT EXCEED THE REQUIREMENTS FOR A CLASS "A" IF AS SPECIFIED THEREIN; ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN

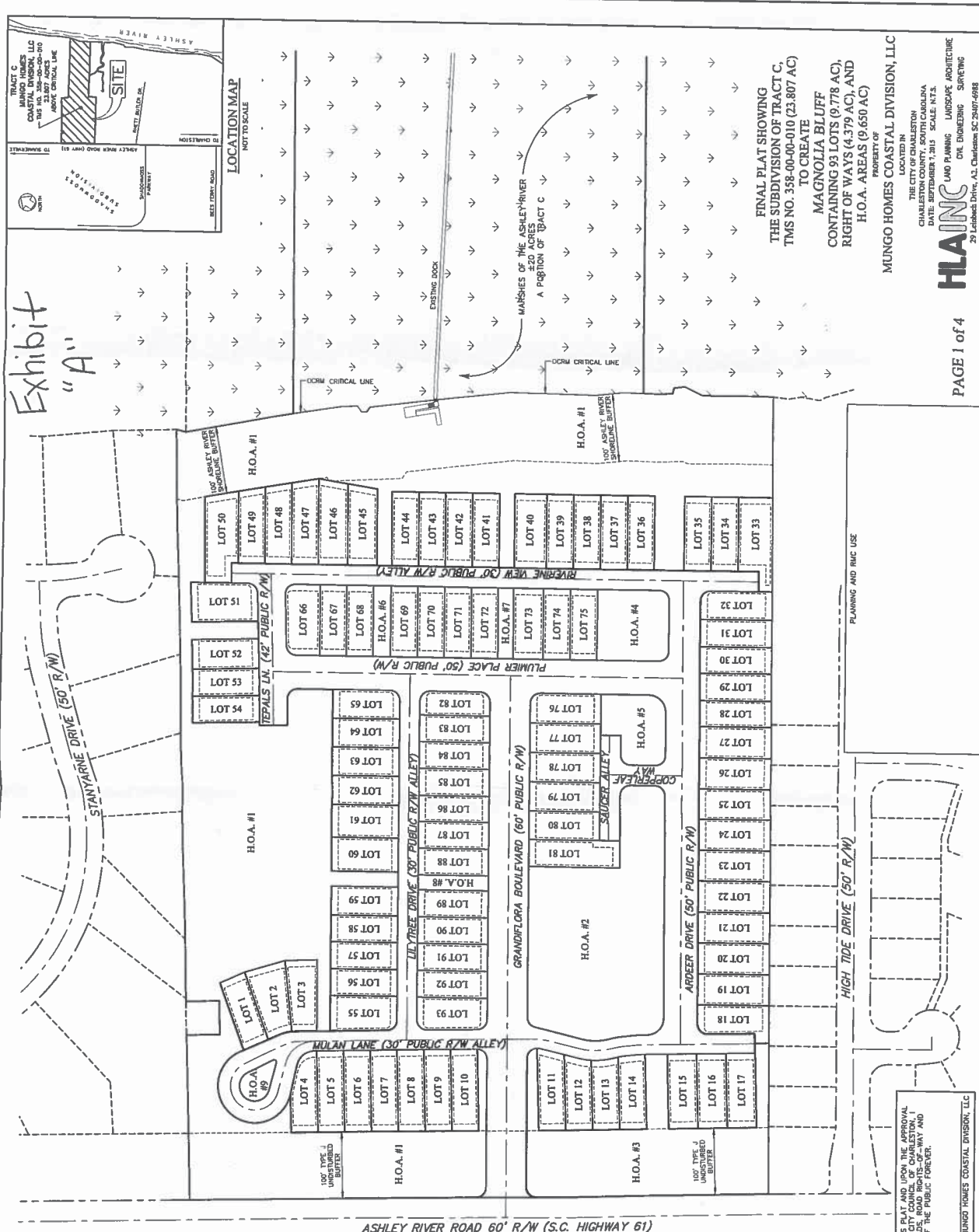
BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL ROADS, ROAD RIGHTS-OF-WAY AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

D. O. LACEY S.C.P.L.S. 16420

OWNER/REPRESENTATIVE: MUNGO HOMES COASTAL DIVISION, LLC

100

Exhibit
"A"



FINAL PLAT SHOWING
THE SUBDIVISION OF TRACT C,
TMS NO. 358-00-00-010 (23.807 AC)

MAGNOLIA BLUFF
CONTAINING 93 LOTS (9.778 AC),
RIGHT OF WAYS (4.379 AC), AND
H.O.A. AREAS (9.650 AC)

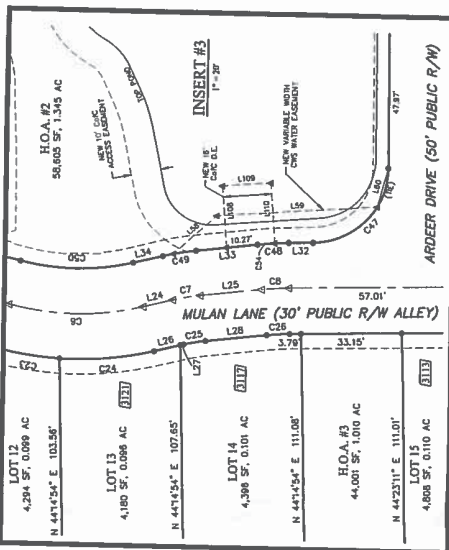
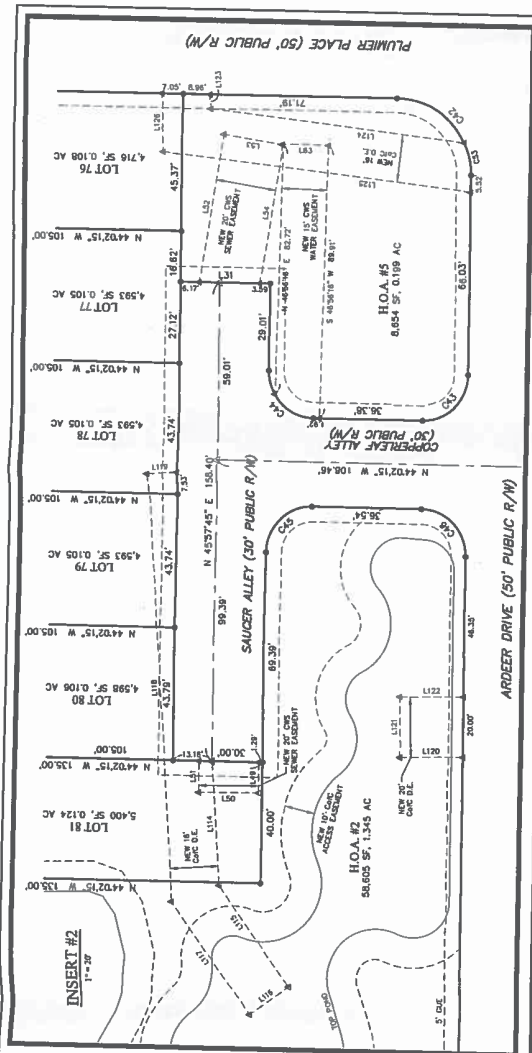
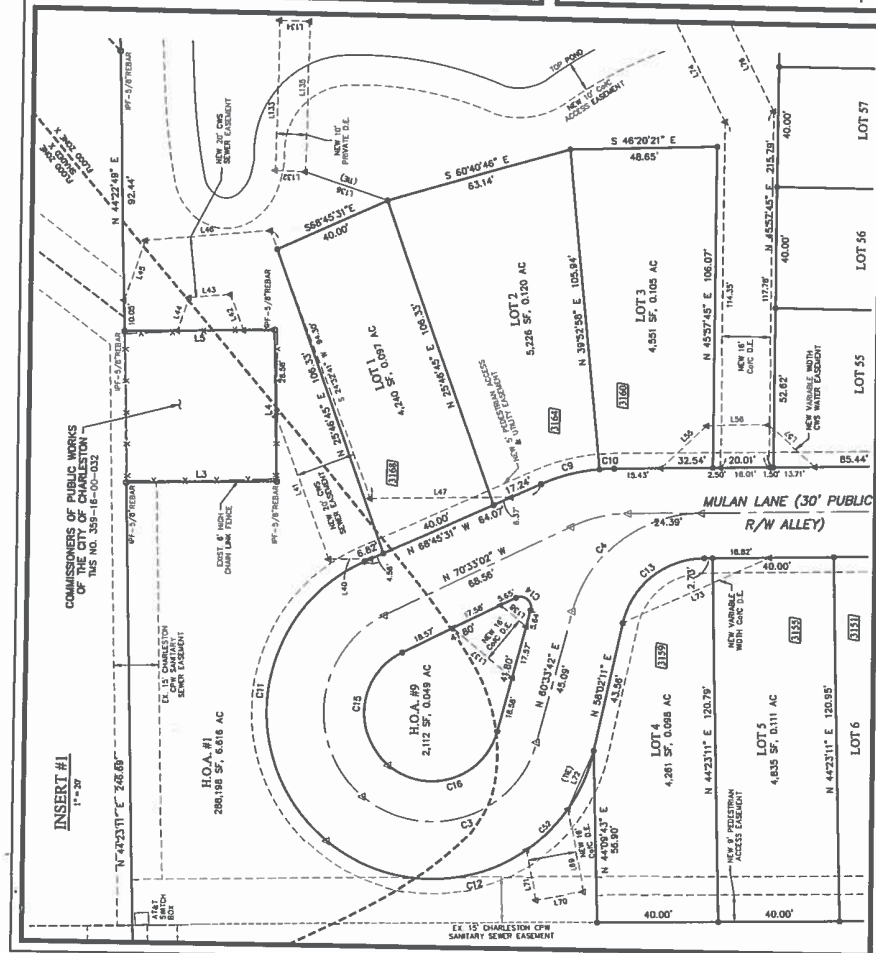
PROPERTY OF
MUNGO HOMES COASTAL DIVISION, LLC

THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: SEPTEMBER 1, 2015 SCALE: N.T.S.

HLA INC
LAND PLANNING LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING SURVEYING
29 Leibach Drive, A2, Charleston SC 29407-6988
tel: 843.763.1166 fax: 843.763.1909 web: www.hla-inc.com
DATE: SEPTEMBER 7, 2013 SCALE: N.T.S.

PAGE 1 of 4

87520.00 - SDP.DMG 87520.005



LEGEND

1	BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
2	BOUNDARY LINE & CORNER SET (5/8" REBAR)
3	ADJACENT BOUNDARY LINE
4	RIGHT OF WAY LINE
5	EASEMENT LINE (AS DESCRIBED)
6	CENTERLINE
7	BUFFER
8	FLOOD ZONE (AS SHOWN)
9	MATCHLINE
10	UNDISTURBED AREA
11	OVERHEAD POWER LINE
12	WATER PIPE
13	UTILITY POLE
14	RAINWAGE EASEMENT
15	EACH SIDE
16	CITY OF CHARLESTON
17	ADDRESS

FINAL PLAT SHOWING
THE SUBDIVISION OF TRACT C,
TMS NO. 358-00-00-010 (23.807 AC)
TO CREATE
MAGNOLIA BLUFF
CONTAINING 93 LOTS (9.778 AC),
EIGHT OF WAYS (4.379 AC), AND
H.O.A. AREAS (9.650 AC)

PROPERTY OF
MUNGO HOMES COASTAL DIVISION, LLC

GRAPHIC SCALE:

0 10 20

(IN FEET)

1 inch = 20 ft.

PAGE 4 of 4

PLANNING AND PUBLIC LIFE

THE AREA SHOWN ON THIS PLAN IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

ETP THOMPSON 7/28/13

JEFF THOMPSON 7/25/13

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL ROADS, ROAD RIGHTS-OF-WAY AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

OWNER/REPRESENTATIVE: MUNGO HOMES COASTAL DIVISION LLC

HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO POSSIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN

CHARD D. LACEY S.C.P.L.S. 16120

